

Ref: WW1907

525,000 €



### LUXURY VILLA CLOSE TO EL PORTET BEACH

Villa for sale in Moraira. An immaculate modern, year 2002, four bedroom, three bathroom detached villa just half a kilometre from the idyllic, unspoilt beach at El Portet in Moraira. This beautiful villa also benefits from being completely private, not overlooked. Automatic gates to a double car port and a pedestrian gate with entry phone. Porch to front door and an entrance hall with dressed, Tosca stone arches. Living-dining room with a raised hearth fitted with a wood burning stove and sliding glass doors on to the pool terrace with a 9 x 4 heated pool. A Tosca stone arch with a granite topped breakfast bar to the superb, fully fitted kitchen which has a door directly to the garden dining room in the open naya with lovely views to El Portet and the tower. Three double bedrooms, one with an en-suite bathroom and also a shower room also on this floor. A casita (small house) next to the pool houses the barbecue and paella burner. Steps lead down to the lower garden with a laundry/boiler room with a water softener and separate hot water and central heating boilers. Bedroom four with a shower room is also accessed separately from the garden and this has the

Calle Iglesia 7, 03724 Moraira (Alicante), España

Phone: +34 966 492 222 Mobile: +34 679 667 626 Email: [info@watkinswilson.com](mailto:info@watkinswilson.com)

potential to be connected to two adjoining store rooms on a mezzanine to make an independent split level apartment. Gas radiator central heating, hot and cold air conditioning and ceiling fans throughout. Garden irrigation, pool shower, UPVC double glazing, integral window and mosquito blinds and a 2.4 satellite dish for UK television. Built to a high specification by a long standing, well respected builder with much attention to detail, like ceiling cornices, elaborate door architraves and down lighting.

**Price: 525,000 €**

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- Build size: 210 m2
- Plot size: 800 m2
- 4 bedrooms
- 3 bathrooms
- Private pool
- Central Heating
- Zone: El Portet